

**TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
SUMMARY OF ASSUMPTIONS**

	<u>Option 1</u>	<u>Option 1A</u>	<u>Option 2</u>	<u>Option 2A</u>	<u>All Options</u>				
Assumptions:									
- CPA Surcharge - \$915k FY11, then 3.5% increase each year thereafter.					Yes				
- State Trust Distribution - 200,000 Estimated for FY11, \$0 for each year thereafter.					Yes				
- Interest/Other Income - \$0 for purposes of streamlining this analysis					Yes				
- Beacon - \$3M payment for preservation restriction and \$4.5M loan					Yes				
- Existing and future historic preservation reserves, to the extent available, will be used to offset debt service for the Shovel Shop historic preservation restriction.					Yes				
- Annual open space reserves, to the extent available, will be used to offset debt service for the Dean Street land purchase. When debt service for any of the priority parcels A,B or C comes online, remaining reserves will be used to offset that debt.					Yes				
- Beacon loan repayments based on estimates provided by GLC Development Resources LLC in 12/29/09 memo and reflect a gross average unit sales price of \$285,000.									
Debt Service Estimates:									
- Parcels A,B & C have been previously identified as the priority parcels targeted for acquisition by the CPC. Purchase amounts and interest rates are the same estimates used in a previous financial analysis prepared by the Town Accountant for the CPC based on cost estimates provided by the CPC. For purposes of this analysis, it is assumed that all three parcels will be purchased in FY2015.									Yes
Shovel Shop preservation restriction - Int rate (purchase price of \$3.0M)									5.0% for 20 yrs
Parcel A - Purchase price/interest rate (20 year debt)	\$3.0M @ 5.5%	\$3.0M @ 5.5%	\$3.0M @ 5.5%	\$3.0M @ 5.5%					
Parcel B - Purchase price/interest rate (20 year debt)	\$3.5M @ 5.5%	\$3.5M @ 5.5%	\$3.5M @ 5.5%	\$3.5M @ 5.5%					
Parcel C - Purchase price/interest rate (20 year debt)	\$5.0M @ 6.0%	\$7.5M @ 6.0%	\$5.0M @ 6.0%	\$7.5M @ 6.0%					

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 1

	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
Revenues:									
CPA Surcharge	879,044	915,000	947,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
State Trust Distribution	643,135	361,778	200,000						
Interest Income	274,920								
Other	34								
Total Revenues	1,797,132	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	775,038	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246
Additional Reserves	152,314	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Appropriations/Expenditures	-	(13,600)							
Ending Balance	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246	1,791,660
Historic Preservation Reserve									
Beginning Balance	320,038	464,852	14,178	128,881	-	-	-	-	-
Additional Reserves	144,814	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Shovel Shop Hist Pres Debt Svc				(226,898)	(101,448)	(104,998)	(108,673)	(112,477)	(116,414)
Appropriations/Expenditures		(571,852)							
Ending Balance	464,852	14,178	128,881	-	-	-	-	-	-
Open Space Reserve									
Beginning Balance	615,308	659,772	670,325	676,603	676,603	676,603	676,603	190,301	-
Additional Reserves	44,464	10,553	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Dean St Debt			(108,425)	(98,017)	(101,448)	(104,998)	(107,975)	(109,925)	(111,300)
Debt Service on parcels A,B,C							(487,000)	(192,853)	(5,114)
Ending Balance	659,772	670,325	676,603	676,603	676,603	676,603	190,301	-	-
Unreserved Fund Balance									
Beginning Balance	6,295,085	7,484,446	8,333,851	4,579,416	5,226,839	5,790,599	6,396,699	7,051,283	6,968,968
Revenues	1,800,027	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Beacon Shovel Shop Loan			(4,500,000)						
Beacon Loan Repayments				36,522	50,680	65,263	80,284	95,755	166,840
Shovel Shop Hist Pres Debt Svc*				(240,000)	(240,500)	(240,750)	(240,750)	(240,500)	(240,000)
Adj for Debt Applied to Hist Res				226,898	101,448	104,998	108,673	112,477	116,414
Dean Street Debt Svc		(110,625)	(108,425)	(111,125)	(108,725)	(110,900)	(107,975)	(109,925)	(111,300)
Adj for Debt Applied to Open Sp		-	108,425	98,017	101,448	104,998	107,975	109,925	111,300
Debt Service on parcels A,B,C							(487,000)	(974,000)	(974,000)
Adj for Debt Applied to Open Space							487,000	192,853	5,114
Admin Expenses (5% of Revenue)		(63,839)	(57,351)	(49,009)	(50,724)	(52,499)	(54,337)	(56,238)	(58,207)
Other Appropriations/Reserves	(610,666)	(252,909)	(344,109)	(294,051)	(304,344)	(314,994)	(326,019)	(337,431)	(349,242)
Ending Balance	7,484,446	8,333,851	4,579,416	5,226,839	5,790,599	6,396,699	7,051,283	6,968,968	6,800,023
Total Reserves/Fund Balance	9,536,422	10,053,284	6,534,533	7,151,092	7,816,300	8,527,398	8,804,353	8,644,214	8,591,683

* A payment of \$3,000,000 will be made to Beacon in FY11 for the purchase of an historic preservation restriction. This payment is in addition to the project loan of \$4,500,000, and will be offset with borrowing proceeds. Amounts shown reflect repayments made by the Town of principal and interest.

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 1

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>
Revenues:										
CPA Surcharge	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
State Trust Distribution										
Interest Income										
Other										
Total Revenues	<u>1,204,881</u>	<u>1,247,052</u>	<u>1,290,699</u>	<u>1,335,873</u>	<u>1,382,629</u>	<u>1,431,021</u>	<u>1,481,107</u>	<u>1,532,946</u>	<u>1,586,599</u>	<u>1,642,130</u>
Reserves/Fund Balance:										
Community Housing Reserve										
Beginning Balance	1,791,660	1,912,148	2,036,853	2,165,923	2,299,510	2,437,773	2,580,875	2,728,986	2,882,281	3,040,941
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Appropriations/Expenditures										
Ending Balance	<u>1,912,148</u>	<u>2,036,853</u>	<u>2,165,923</u>	<u>2,299,510</u>	<u>2,437,773</u>	<u>2,580,875</u>	<u>2,728,986</u>	<u>2,882,281</u>	<u>3,040,941</u>	<u>3,205,154</u>
Historic Preservation Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Shovel Shop Hist Pres Debt Svc	(120,488)	(124,705)	(129,070)	(133,587)	(138,263)	(143,102)	(148,111)	(153,295)	(158,660)	(164,213)
Appropriations/Expenditures										
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Open Space Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean St Debt	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Debt Service on parcels A,B,C	(12,938)	(15,630)	(18,295)	(26,212)	(29,613)	(33,436)	(37,530)	(46,901)	(51,494)	(164,213)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance										
Beginning Balance	6,800,023	6,746,750	11,724,586	11,497,048	11,310,915	11,165,250	11,056,952	10,988,062	10,970,672	10,996,615
Revenues	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
Beacon Shovel Shop Loan										
Beacon Loan Repayments	243,378	5,239,167	2,143							
Shovel Shop Hist Pres Debt Svc*	(239,250)	(238,250)	(242,000)	(240,250)	(238,250)	(241,000)	(243,250)	(240,000)	(241,500)	(242,500)
Adj for Debt Applied to Hist Res	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean Street Debt Svc	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Adj for Debt Applied to Open Sp	107,550	109,075	110,775	107,375	108,650	109,666	110,581	106,394	107,166	
Debt Service on parcels A,B,C	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)
Adj for Debt Applied to Open Space	12,938	15,630	18,295	26,212	29,613	33,436	37,530	46,901	51,494	164,213
Admin Expenses (5% of Revenue)	(60,244)	(62,353)	(64,535)	(66,794)	(69,131)	(71,551)	(74,055)	(76,647)	(79,330)	(82,107)
Other Appropriations/Reserves	(361,464)	(374,115)	(387,210)	(400,761)	(414,789)	(429,306)	(444,333)	(459,885)	(475,980)	(492,639)
Ending Balance	<u>6,746,750</u>	<u>11,724,586</u>	<u>11,497,048</u>	<u>11,310,915</u>	<u>11,165,250</u>	<u>11,056,952</u>	<u>10,988,062</u>	<u>10,970,672</u>	<u>10,996,615</u>	<u>11,175,925</u>
Total Reserves/Fund Balance	<u>8,658,898</u>	<u>13,761,439</u>	<u>13,662,971</u>	<u>13,610,425</u>	<u>13,603,023</u>	<u>13,637,827</u>	<u>13,717,048</u>	<u>13,852,953</u>	<u>14,037,556</u>	<u>14,381,079</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
 PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
 LEVEL DEBT SERVICE OPTION 1

	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>FY32</u>	<u>FY33</u>	<u>FY34</u>	<u>FY35</u>	<u>Totals</u>
Revenues:									
CPA Surcharge	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	38,680,565
State Trust Distribution									1,204,913
Interest Income									274,920
Other									34
Total Revenues	<u>1,699,605</u>	<u>1,759,091</u>	<u>1,820,659</u>	<u>1,884,382</u>	<u>1,950,335</u>	<u>2,018,597</u>	<u>2,089,248</u>	<u>2,162,372</u>	<u>40,160,431</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	3,205,154	3,375,115	3,551,024	3,733,090	3,921,528	4,116,562	4,318,422	4,527,347	775,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,982,146
Appropriations/Expenditures									(13,600)
Ending Balance	<u>3,375,115</u>	<u>3,551,024</u>	<u>3,733,090</u>	<u>3,921,528</u>	<u>4,116,562</u>	<u>4,318,422</u>	<u>4,527,347</u>	<u>4,743,584</u>	<u>4,743,584</u>
Historic Preservation Reserve									
Beginning Balance	-	-	-	-	-	195,034	396,894	605,819	320,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,974,646
Shovel Shop Hist Pres Debt Svc	(169,961)	(175,909)	(182,066)	(188,438)	-	-	-	-	(2,900,776)
Appropriations/Expenditures									(571,852)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>195,034</u>	<u>396,894</u>	<u>605,819</u>	<u>822,056</u>	<u>822,056</u>
Open Space Reserve									
Beginning Balance	-	-	-	-	-	-	-	-	615,308
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,763,671
Dean St Debt									(1,719,320)
Debt Service on parcels A,B,C	(169,961)	(175,909)	(182,066)	(188,438)	(195,034)	(201,860)	(208,925)	(216,237)	(2,659,659)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	11,175,925	11,403,589	11,681,816	12,012,876	12,399,101	12,887,851	13,427,798	14,020,734	6,295,085
Revenues	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	40,163,326
Beacon Shovel Shop Loan									(4,500,000)
Beacon Loan Repayments									5,980,032
Shovel Shop Hist Pres Debt Svc*	(243,000)	(243,000)	(242,500)	(241,500)	-	-	-	-	(4,818,750)
Adj for Debt Applied to Hist Res	169,961	175,909	182,066	188,438					2,900,776
Dean Street Debt Svc									(1,856,232)
Adj for Debt Applied to Open Sp									1,719,320
Debt Service on parcels A,B,C	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(487,000)	(19,480,000)
Adj for Debt Applied to Open Space	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	2,659,659
Admin Expenses (5% of Revenue)	(84,980)	(87,955)	(91,033)	(94,219)	(97,517)	(100,930)	(104,462)	(108,119)	(1,918,166)
Other Appropriations/Reserves	(509,883)	(527,727)	(546,198)	(565,314)	(585,102)	(605,580)	(626,775)	(648,711)	(11,989,537)
Ending Balance	<u>11,403,589</u>	<u>11,681,816</u>	<u>12,012,876</u>	<u>12,399,101</u>	<u>12,887,851</u>	<u>13,427,798</u>	<u>14,020,734</u>	<u>15,155,513</u>	<u>15,155,513</u>
Total Reserves/Fund Balance	<u>14,778,704</u>	<u>15,232,840</u>	<u>15,745,966</u>	<u>16,320,629</u>	<u>17,199,447</u>	<u>18,143,114</u>	<u>19,153,900</u>	<u>20,721,153</u>	<u>20,721,153</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 1A

	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
Revenues:									
CPA Surcharge	879,044	915,000	947,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
State Trust Distribution	643,135	361,778	200,000						
Interest Income	274,920								
Other	34								
Total Revenues	1,797,132	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	775,038	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246
Additional Reserves	152,314	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Appropriations/Expenditures	-	(13,600)							
Ending Balance	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246	1,791,660
Historic Preservation Reserve									
Beginning Balance	320,038	464,852	14,178	128,881	-	-	-	-	-
Additional Reserves	144,814	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Shovel Shop Hist Pres Debt Svc				(226,898)	(101,448)	(104,998)	(108,673)	(112,477)	(116,414)
Appropriations/Expenditures		(571,852)							
Ending Balance	464,852	14,178	128,881	-	-	-	-	-	-
Open Space Reserve									
Beginning Balance	615,308	659,772	670,325	676,603	676,603	676,603	676,603	82,301	-
Additional Reserves	44,464	10,553	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Dean St Debt			(108,425)	(98,017)	(101,448)	(104,998)	(107,975)	(109,925)	(111,300)
Debt Service on parcels A,B,C							(595,000)	(84,853)	(5,114)
Ending Balance	659,772	670,325	676,603	676,603	676,603	676,603	82,301	-	-
Unreserved Fund Balance									
Beginning Balance	6,295,085	7,484,446	8,333,851	4,579,416	5,226,839	5,790,599	6,396,699	7,051,283	6,644,968
Revenues	1,800,027	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Beacon Shovel Shop Loan			(4,500,000)						
Beacon Loan Repayments				36,522	50,680	65,263	80,284	95,755	166,840
Shovel Shop Hist Pres Debt Svc *				(240,000)	(240,500)	(240,750)	(240,750)	(240,500)	(240,000)
Adj for Debt Applied to Hist Res				226,898	101,448	104,998	108,673	112,477	116,414
Dean Street Debt Svc		(110,625)	(108,425)	(111,125)	(108,725)	(110,900)	(107,975)	(109,925)	(111,300)
Adj for Debt Applied to Open Sp		-	108,425	98,017	101,448	104,998	107,975	109,925	111,300
Debt Service on parcels A,B,C							(595,000)	(1,190,000)	(1,190,000)
Adj for Debt Applied to Open Space							595,000	84,853	5,114
Admin Expenses (5% of Revenue)		(63,839)	(57,351)	(49,009)	(50,724)	(52,499)	(54,337)	(56,238)	(58,207)
Other Appropriations/Reserves	(610,666)	(252,909)	(344,109)	(294,051)	(304,344)	(314,994)	(326,019)	(337,431)	(349,242)
Ending Balance	7,484,446	8,333,851	4,579,416	5,226,839	5,790,599	6,396,699	7,051,283	6,644,968	6,260,023
Total Reserves/Fund Balance	9,536,422	10,053,284	6,534,533	7,151,092	7,816,300	8,527,398	8,696,353	8,320,214	8,051,683

* A payment of \$3,000,000 will be made to Beacon in FY11 for the purchase of an historic preservation restriction. This payment is in addition to the project loan of \$4,500,000, and will be offset with borrowing proceeds. Amounts shown reflect repayments made by the Town of principal and interest.

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 1A

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>
Revenues:										
CPA Surcharge	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
State Trust Distribution										
Interest Income										
Other										
Total Revenues	<u>1,204,881</u>	<u>1,247,052</u>	<u>1,290,699</u>	<u>1,335,873</u>	<u>1,382,629</u>	<u>1,431,021</u>	<u>1,481,107</u>	<u>1,532,946</u>	<u>1,586,599</u>	<u>1,642,130</u>
Reserves/Fund Balance:										
Community Housing Reserve										
Beginning Balance	1,791,660	1,912,148	2,036,853	2,165,923	2,299,510	2,437,773	2,580,875	2,728,986	2,882,281	3,040,941
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Appropriations/Expenditures										
Ending Balance	<u>1,912,148</u>	<u>2,036,853</u>	<u>2,165,923</u>	<u>2,299,510</u>	<u>2,437,773</u>	<u>2,580,875</u>	<u>2,728,986</u>	<u>2,882,281</u>	<u>3,040,941</u>	<u>3,205,154</u>
Historic Preservation Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Shovel Shop Hist Pres Debt Svc	(120,488)	(124,705)	(129,070)	(133,587)	(138,263)	(143,102)	(148,111)	(153,295)	(158,660)	(164,213)
Appropriations/Expenditures										
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Open Space Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean St Debt	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Debt Service on parcels A,B,C	(12,938)	(15,630)	(18,295)	(26,212)	(29,613)	(33,436)	(37,530)	(46,901)	(51,494)	(164,213)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance										
Beginning Balance	6,260,023	5,990,750	10,752,586	10,309,048	9,906,915	9,545,250	9,220,952	8,936,062	8,702,672	8,512,615
Revenues	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
Beacon Shovel Shop Loan										
Beacon Loan Repayments	243,378	5,239,167	2,143							
Shovel Shop Hist Pres Debt Svc *	(239,250)	(238,250)	(242,000)	(240,250)	(238,250)	(241,000)	(243,250)	(240,000)	(241,500)	(242,500)
Adj for Debt Applied to Hist Res	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean Street Debt Svc	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Adj for Debt Applied to Open Sp	107,550	109,075	110,775	107,375	108,650	109,666	110,581	106,394	107,166	
Debt Service on parcels A,B,C	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)
Adj for Debt Applied to Open Space	12,938	15,630	18,295	26,212	29,613	33,436	37,530	46,901	51,494	164,213
Admin Expenses (5% of Revenue)	(60,244)	(62,353)	(64,535)	(66,794)	(69,131)	(71,551)	(74,055)	(76,647)	(79,330)	(82,107)
Other Appropriations/Reserves	(361,464)	(374,115)	(387,210)	(400,761)	(414,789)	(429,306)	(444,333)	(459,885)	(475,980)	(492,639)
Ending Balance	<u>5,990,750</u>	<u>10,752,586</u>	<u>10,309,048</u>	<u>9,906,915</u>	<u>9,545,250</u>	<u>9,220,952</u>	<u>8,936,062</u>	<u>8,702,672</u>	<u>8,512,615</u>	<u>8,475,925</u>
Total Reserves/Fund Balance	<u>7,902,898</u>	<u>12,789,439</u>	<u>12,474,971</u>	<u>12,206,425</u>	<u>11,983,023</u>	<u>11,801,827</u>	<u>11,665,048</u>	<u>11,584,953</u>	<u>11,553,556</u>	<u>11,681,079</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 1A

	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>FY32</u>	<u>FY33</u>	<u>FY34</u>	<u>FY35</u>	<u>Totals</u>
Revenues:									
CPA Surcharge	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	38,680,565
State Trust Distribution									1,204,913
Interest Income									274,920
Other									34
Total Revenues	<u>1,699,605</u>	<u>1,759,091</u>	<u>1,820,659</u>	<u>1,884,382</u>	<u>1,950,335</u>	<u>2,018,597</u>	<u>2,089,248</u>	<u>2,162,372</u>	<u>40,160,431</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	3,205,154	3,375,115	3,551,024	3,733,090	3,921,528	4,116,562	4,318,422	4,527,347	775,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,982,146
Appropriations/Expenditures									(13,600)
Ending Balance	<u>3,375,115</u>	<u>3,551,024</u>	<u>3,733,090</u>	<u>3,921,528</u>	<u>4,116,562</u>	<u>4,318,422</u>	<u>4,527,347</u>	<u>4,743,584</u>	<u>4,743,584</u>
Historic Preservation Reserve									
Beginning Balance	-	-	-	-	-	195,034	396,894	605,819	320,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,974,646
Shovel Shop Hist Pres Debt Svc	(169,961)	(175,909)	(182,066)	(188,438)	-	-	-	-	(2,900,776)
Appropriations/Expenditures									(571,852)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>195,034</u>	<u>396,894</u>	<u>605,819</u>	<u>822,056</u>	<u>822,056</u>
Open Space Reserve									
Beginning Balance	-	-	-	-	-	-	-	-	615,308
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,763,671
Dean St Debt									(1,719,320)
Debt Service on parcels A,B,C	(169,961)	(175,909)	(182,066)	(188,438)	(195,034)	(201,860)	(208,925)	(216,237)	(2,659,659)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	8,475,925	8,487,589	8,549,816	8,664,876	8,835,101	9,107,851	9,431,798	9,808,734	6,295,085
Revenues	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	40,163,326
Beacon Shovel Shop Loan									(4,500,000)
Beacon Loan Repayments									5,980,032
Shovel Shop Hist Pres Debt Svc *	(243,000)	(243,000)	(242,500)	(241,500)	-	-	-	-	(4,818,750)
Adj for Debt Applied to Hist Res	169,961	175,909	182,066	188,438					2,900,776
Dean Street Debt Svc									(1,856,232)
Adj for Debt Applied to Open Sp									1,719,320
Debt Service on parcels A,B,C	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(595,000)	(23,800,000)
Adj for Debt Applied to Open Space	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	2,659,659
Admin Expenses (5% of Revenue)	(84,980)	(87,955)	(91,033)	(94,219)	(97,517)	(100,930)	(104,462)	(108,119)	(1,918,166)
Other Appropriations/Reserves	(509,883)	(527,727)	(546,198)	(565,314)	(585,102)	(605,580)	(626,775)	(648,711)	(11,989,537)
Ending Balance	<u>8,487,589</u>	<u>8,549,816</u>	<u>8,664,876</u>	<u>8,835,101</u>	<u>9,107,851</u>	<u>9,431,798</u>	<u>9,808,734</u>	<u>10,835,513</u>	<u>10,835,513</u>
Total Reserves/Fund Balance	<u>11,862,704</u>	<u>12,100,840</u>	<u>12,397,966</u>	<u>12,756,629</u>	<u>13,419,447</u>	<u>14,147,114</u>	<u>14,941,900</u>	<u>16,401,153</u>	<u>16,401,153</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 2

	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
Revenues:									
CPA Surcharge	879,044	915,000	947,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
State Trust Distribution	643,135	361,778	200,000						
Interest Income	274,920								
Other	34								
Total Revenues	<u>1,797,132</u>	<u>1,276,778</u>	<u>1,147,025</u>	<u>980,171</u>	<u>1,014,477</u>	<u>1,049,984</u>	<u>1,086,733</u>	<u>1,124,769</u>	<u>1,164,136</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	775,038	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246
Additional Reserves	152,314	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Appropriations/Expenditures	-	(13,600)							
Ending Balance	<u>927,352</u>	<u>1,034,930</u>	<u>1,149,633</u>	<u>1,247,650</u>	<u>1,349,098</u>	<u>1,454,096</u>	<u>1,562,769</u>	<u>1,675,246</u>	<u>1,791,660</u>
Historic Preservation Reserve									
Beginning Balance	320,038	464,852	14,178	-	98,017	199,465	304,463	413,136	525,613
Additional Reserves	144,814	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Shovel Shop Hist Pres Debt Svc			(128,881)						
Appropriations/Expenditures		(571,852)							
Ending Balance	<u>464,852</u>	<u>14,178</u>	<u>-</u>	<u>98,017</u>	<u>199,465</u>	<u>304,463</u>	<u>413,136</u>	<u>525,613</u>	<u>642,027</u>
Open Space Reserve									
Beginning Balance	615,308	659,772	670,325	676,603	676,603	676,603	676,603	190,301	-
Additional Reserves	44,464	10,553	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Dean St Debt			(108,425)	(98,017)	(101,448)	(104,998)	(107,975)	(109,925)	(111,300)
Debt Service on parcels A,B,C							(487,000)	(192,853)	(5,114)
Ending Balance	<u>659,772</u>	<u>670,325</u>	<u>676,603</u>	<u>676,603</u>	<u>676,603</u>	<u>676,603</u>	<u>190,301</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	6,295,085	7,484,446	8,333,851	1,708,297	2,368,822	3,071,634	3,813,486	4,600,147	4,645,855
Revenues	1,800,027	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Beacon Shovel Shop Loan			(4,500,000)						
Beacon Loan Repayments				36,522	50,680	65,263	80,284	95,755	166,840
Beacon Hist Pres Rest Purchase			(3,000,000)						
Adj for Hist Pres Reserves			128,881						
Dean Street Debt Svc		(110,625)	(108,425)	(111,125)	(108,725)	(110,900)	(107,975)	(109,925)	(111,300)
Adj for Debt Applied to Open Sp		-	108,425	98,017	101,448	104,998	107,975	109,925	111,300
Debt Service on parcels A,B,C							(487,000)	(974,000)	(974,000)
Adj for Debt Applied to Open Space							487,000	192,853	5,114
Admin Expenses (5% of Revenue)		(63,839)	(57,351)	(49,009)	(50,724)	(52,499)	(54,337)	(56,238)	(58,207)
Other Appropriations/Reserves	(610,666)	(252,909)	(344,109)	(294,051)	(304,344)	(314,994)	(326,019)	(337,431)	(349,242)
Ending Balance	<u>7,484,446</u>	<u>8,333,851</u>	<u>1,708,297</u>	<u>2,368,822</u>	<u>3,071,634</u>	<u>3,813,486</u>	<u>4,600,147</u>	<u>4,645,855</u>	<u>4,600,496</u>
Total Reserves/Fund Balance	<u>9,536,422</u>	<u>10,053,284</u>	<u>3,534,533</u>	<u>4,391,092</u>	<u>5,296,800</u>	<u>6,248,648</u>	<u>6,766,353</u>	<u>6,846,714</u>	<u>7,034,183</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 2

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>
Revenues:										
CPA Surcharge	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
State Trust Distribution										
Interest Income										
Other										
Total Revenues	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
Reserves/Fund Balance:										
Community Housing Reserve										
Beginning Balance	1,791,660	1,912,148	2,036,853	2,165,923	2,299,510	2,437,773	2,580,875	2,728,986	2,882,281	3,040,941
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Appropriations/Expenditures										
Ending Balance	1,912,148	2,036,853	2,165,923	2,299,510	2,437,773	2,580,875	2,728,986	2,882,281	3,040,941	3,205,154
Historic Preservation Reserve										
Beginning Balance	642,027	762,515	887,220	1,016,290	1,149,877	1,288,140	1,431,242	1,579,353	1,732,648	1,891,308
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Shovel Shop Hist Pres Debt Svc										
Appropriations/Expenditures										
Ending Balance	762,515	887,220	1,016,290	1,149,877	1,288,140	1,431,242	1,579,353	1,732,648	1,891,308	2,055,521
Open Space Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean St Debt	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Debt Service on parcels A,B,C	(12,938)	(15,630)	(18,295)	(26,212)	(29,613)	(33,436)	(37,530)	(46,901)	(51,494)	(164,213)
Ending Balance	-	-	-	-	-	-	-	-	-	-
Unreserved Fund Balance										
Beginning Balance	4,600,496	4,665,985	9,757,366	9,642,758	9,563,288	9,517,610	9,507,210	9,533,459	9,602,774	9,711,557
Revenues	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
Beacon Shovel Shop Loan										
Beacon Loan Repayments	243,378	5,239,167	2,143							
Beacon Hist Pres Rest Purchase										
Adj for Hist Pres Reserves										
Dean Street Debt Svc	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Adj for Debt Applied to Open Sp	107,550	109,075	110,775	107,375	108,650	109,666	110,581	106,394	107,166	
Debt Service on parcels A,B,C	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)
Adj for Debt Applied to Open Space	12,938	15,630	18,295	26,212	29,613	33,436	37,530	46,901	51,494	164,213
Admin Expenses (5% of Revenue)	(60,244)	(62,353)	(64,535)	(66,794)	(69,131)	(71,551)	(74,055)	(76,647)	(79,330)	(82,107)
Other Appropriations/Reserves	(361,464)	(374,115)	(387,210)	(400,761)	(414,789)	(429,306)	(444,333)	(459,885)	(475,980)	(492,639)
Ending Balance	4,665,985	9,757,366	9,642,758	9,563,288	9,517,610	9,507,210	9,533,459	9,602,774	9,711,557	9,969,154
Total Reserves/Fund Balance	7,340,648	12,681,439	12,824,971	13,012,675	13,243,523	13,519,327	13,841,798	14,217,703	14,643,806	15,229,829

TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
LEVEL DEBT SERVICE OPTION 2

	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>FY32</u>	<u>FY33</u>	<u>FY34</u>	<u>FY35</u>	<u>Totals</u>
Revenues:									
CPA Surcharge	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	38,680,565
State Trust Distribution									1,204,913
Interest Income									274,920
Other									34
Total Revenues	<u>1,699,605</u>	<u>1,759,091</u>	<u>1,820,659</u>	<u>1,884,382</u>	<u>1,950,335</u>	<u>2,018,597</u>	<u>2,089,248</u>	<u>2,162,372</u>	<u>40,160,431</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	3,205,154	3,375,115	3,551,024	3,733,090	3,921,528	4,116,562	4,318,422	4,527,347	775,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,982,146
Appropriations/Expenditures									(13,600)
Ending Balance	<u>3,375,115</u>	<u>3,551,024</u>	<u>3,733,090</u>	<u>3,921,528</u>	<u>4,116,562</u>	<u>4,318,422</u>	<u>4,527,347</u>	<u>4,743,584</u>	<u>4,743,584</u>
Historic Preservation Reserve									
Beginning Balance	2,055,521	2,225,482	2,401,391	2,583,457	2,771,895	2,966,929	3,168,789	3,377,714	320,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,974,646
Shovel Shop Hist Pres Debt Svc									(128,881)
Appropriations/Expenditures									(571,852)
Ending Balance	<u>2,225,482</u>	<u>2,401,391</u>	<u>2,583,457</u>	<u>2,771,895</u>	<u>2,966,929</u>	<u>3,168,789</u>	<u>3,377,714</u>	<u>3,593,951</u>	<u>3,593,951</u>
Open Space Reserve									
Beginning Balance	-	-	-	-	-	-	-	-	615,308
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,763,671
Dean St Debt									(1,719,320)
Debt Service on parcels A,B,C	(169,961)	(175,909)	(182,066)	(188,438)	(195,034)	(201,860)	(208,925)	(216,237)	(2,659,659)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	9,969,154	10,269,857	10,615,175	11,006,669	11,445,956	11,934,706	12,474,653	13,067,589	6,295,085
Revenues	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	40,163,326
Beacon Shovel Shop Loan									(4,500,000)
Beacon Loan Repayments									5,980,032
Beacon Hist Pres Rest Purchase									(3,000,000)
Adj for Hist Pres Reserves									128,881
Dean Street Debt Svc									(1,856,232)
Adj for Debt Applied to Open Sp									1,719,320
Debt Service on parcels A,B,C	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(974,000)	(487,000)	(19,480,000)
Adj for Debt Applied to Open Space	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	2,659,659
Admin Expenses (5% of Revenue)	(84,980)	(87,955)	(91,033)	(94,219)	(97,517)	(100,930)	(104,462)	(108,119)	(1,918,166)
Other Appropriations/Reserves	(509,883)	(527,727)	(546,198)	(565,314)	(585,102)	(605,580)	(626,775)	(648,711)	(11,989,537)
Ending Balance	<u>10,269,857</u>	<u>10,615,175</u>	<u>11,006,669</u>	<u>11,445,956</u>	<u>11,934,706</u>	<u>12,474,653</u>	<u>13,067,589</u>	<u>14,202,368</u>	<u>14,202,368</u>
Total Reserves/Fund Balance	<u>15,870,454</u>	<u>16,567,590</u>	<u>17,323,216</u>	<u>18,139,379</u>	<u>19,018,197</u>	<u>19,961,864</u>	<u>20,972,650</u>	<u>22,539,903</u>	<u>22,539,903</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
 PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
 LEVEL DEBT SERVICE OPTION 2A

	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
Revenues:									
CPA Surcharge	879,044	915,000	947,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
State Trust Distribution	643,135	361,778	200,000						
Interest Income	274,920								
Other	34								
Total Revenues	<u>1,797,132</u>	<u>1,276,778</u>	<u>1,147,025</u>	<u>980,171</u>	<u>1,014,477</u>	<u>1,049,984</u>	<u>1,086,733</u>	<u>1,124,769</u>	<u>1,164,136</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	775,038	927,352	1,034,930	1,149,633	1,247,650	1,349,098	1,454,096	1,562,769	1,675,246
Additional Reserves	152,314	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Appropriations/Expenditures	-	(13,600)							
Ending Balance	<u>927,352</u>	<u>1,034,930</u>	<u>1,149,633</u>	<u>1,247,650</u>	<u>1,349,098</u>	<u>1,454,096</u>	<u>1,562,769</u>	<u>1,675,246</u>	<u>1,791,660</u>
Historic Preservation Reserve									
Beginning Balance	320,038	464,852	14,178	-	98,017	199,465	304,463	413,136	525,613
Additional Reserves	144,814	121,178	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Shovel Shop Hist Pres Debt Svc			(128,881)						
Appropriations/Expenditures		(571,852)							
Ending Balance	<u>464,852</u>	<u>14,178</u>	<u>-</u>	<u>98,017</u>	<u>199,465</u>	<u>304,463</u>	<u>413,136</u>	<u>525,613</u>	<u>642,027</u>
Open Space Reserve									
Beginning Balance	615,308	659,772	670,325	676,603	676,603	676,603	676,603	82,301	-
Additional Reserves	44,464	10,553	114,703	98,017	101,448	104,998	108,673	112,477	116,414
Dean St Debt			(108,425)	(98,017)	(101,448)	(104,998)	(107,975)	(109,925)	(111,300)
Debt Service on parcels A,B,C							(595,000)	(84,853)	(5,114)
Ending Balance	<u>659,772</u>	<u>670,325</u>	<u>676,603</u>	<u>676,603</u>	<u>676,603</u>	<u>676,603</u>	<u>82,301</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	6,295,085	7,484,446	8,333,851	1,708,297	2,368,822	3,071,634	3,813,486	4,600,147	4,321,855
Revenues	1,800,027	1,276,778	1,147,025	980,171	1,014,477	1,049,984	1,086,733	1,124,769	1,164,136
Beacon Shovel Shop Loan			(4,500,000)						
Beacon Loan Repayments				36,522	50,680	65,263	80,284	95,755	166,840
Beacon Hist Pres Rest Purchase			(3,000,000)						
Adj for Hist Pres Reserves			128,881	-	-	-	-	-	-
Dean Street Debt Svc		(110,625)	(108,425)	(111,125)	(108,725)	(110,900)	(107,975)	(109,925)	(111,300)
Adj for Debt Applied to Open Sp		-	108,425	98,017	101,448	104,998	107,975	109,925	111,300
Debt Service on parcels A,B,C							(595,000)	(1,190,000)	(1,190,000)
Adj for Debt Applied to Open Space							595,000	84,853	5,114
Admin Expenses (5% of Revenue)		(63,839)	(57,351)	(49,009)	(50,724)	(52,499)	(54,337)	(56,238)	(58,207)
Other Appropriations/Reserves	(610,666)	(252,909)	(344,109)	(294,051)	(304,344)	(314,994)	(326,019)	(337,431)	(349,242)
Ending Balance	<u>7,484,446</u>	<u>8,333,851</u>	<u>1,708,297</u>	<u>2,368,822</u>	<u>3,071,634</u>	<u>3,813,486</u>	<u>4,600,147</u>	<u>4,321,855</u>	<u>4,060,496</u>
Total Reserves/Fund Balance	<u>9,536,422</u>	<u>10,053,284</u>	<u>3,534,533</u>	<u>4,391,092</u>	<u>5,296,800</u>	<u>6,248,648</u>	<u>6,658,353</u>	<u>6,522,714</u>	<u>6,494,183</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
 PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
 LEVEL DEBT SERVICE OPTION 2A

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>
Revenues:										
CPA Surcharge	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
State Trust Distribution										
Interest Income										
Other										
Total Revenues	<u>1,204,881</u>	<u>1,247,052</u>	<u>1,290,699</u>	<u>1,335,873</u>	<u>1,382,629</u>	<u>1,431,021</u>	<u>1,481,107</u>	<u>1,532,946</u>	<u>1,586,599</u>	<u>1,642,130</u>
Reserves/Fund Balance:										
Community Housing Reserve										
Beginning Balance	1,791,660	1,912,148	2,036,853	2,165,923	2,299,510	2,437,773	2,580,875	2,728,986	2,882,281	3,040,941
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Appropriations/Expenditures										
Ending Balance	<u>1,912,148</u>	<u>2,036,853</u>	<u>2,165,923</u>	<u>2,299,510</u>	<u>2,437,773</u>	<u>2,580,875</u>	<u>2,728,986</u>	<u>2,882,281</u>	<u>3,040,941</u>	<u>3,205,154</u>
Historic Preservation Reserve										
Beginning Balance	642,027	762,515	887,220	1,016,290	1,149,877	1,288,140	1,431,242	1,579,353	1,732,648	1,891,308
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Shovel Shop Hist Pres Debt Svc										
Appropriations/Expenditures										
Ending Balance	<u>762,515</u>	<u>887,220</u>	<u>1,016,290</u>	<u>1,149,877</u>	<u>1,288,140</u>	<u>1,431,242</u>	<u>1,579,353</u>	<u>1,732,648</u>	<u>1,891,308</u>	<u>2,055,521</u>
Open Space Reserve										
Beginning Balance	-	-	-	-	-	-	-	-	-	-
Additional Reserves	120,488	124,705	129,070	133,587	138,263	143,102	148,111	153,295	158,660	164,213
Dean St Debt	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Debt Service on parcels A,B,C	(12,938)	(15,630)	(18,295)	(26,212)	(29,613)	(33,436)	(37,530)	(46,901)	(51,494)	(164,213)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance										
Beginning Balance	4,060,496	3,909,985	8,785,366	8,454,758	8,159,288	7,897,610	7,671,210	7,481,459	7,334,774	7,227,557
Revenues	1,204,881	1,247,052	1,290,699	1,335,873	1,382,629	1,431,021	1,481,107	1,532,946	1,586,599	1,642,130
Beacon Shovel Shop Loan										
Beacon Loan Repayments	243,378	5,239,167	2,143							
Beacon Hist Pres Rest Purchase										
Adj for Hist Pres Reserves	-	-	-	-	-	-	-	-	-	-
Dean Street Debt Svc	(107,550)	(109,075)	(110,775)	(107,375)	(108,650)	(109,666)	(110,581)	(106,394)	(107,166)	
Adj for Debt Applied to Open Sp	107,550	109,075	110,775	107,375	108,650	109,666	110,581	106,394	107,166	
Debt Service on parcels A,B,C	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)
Adj for Debt Applied to Open Space	12,938	15,630	18,295	26,212	29,613	33,436	37,530	46,901	51,494	164,213
Admin Expenses (5% of Revenue)	(60,244)	(62,353)	(64,535)	(66,794)	(69,131)	(71,551)	(74,055)	(76,647)	(79,330)	(82,107)
Other Appropriations/Reserves	(361,464)	(374,115)	(387,210)	(400,761)	(414,789)	(429,306)	(444,333)	(459,885)	(475,980)	(492,639)
Ending Balance	<u>3,909,985</u>	<u>8,785,366</u>	<u>8,454,758</u>	<u>8,159,288</u>	<u>7,897,610</u>	<u>7,671,210</u>	<u>7,481,459</u>	<u>7,334,774</u>	<u>7,227,557</u>	<u>7,269,154</u>
Total Reserves/Fund Balance	<u>6,584,648</u>	<u>11,709,439</u>	<u>11,636,971</u>	<u>11,608,675</u>	<u>11,623,523</u>	<u>11,683,327</u>	<u>11,789,798</u>	<u>11,949,703</u>	<u>12,159,806</u>	<u>12,529,829</u>

TOWN OF EASTON COMMUNITY PRESERVATION FUND
 PROJECTED REVENUES AND AVAILABLE FUNDS FOR CPA FINANCING OPTIONS
 LEVEL DEBT SERVICE OPTION 2A

	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>FY32</u>	<u>FY33</u>	<u>FY34</u>	<u>FY35</u>	<u>Totals</u>
Revenues:									
CPA Surcharge	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	38,680,565
State Trust Distribution									1,204,913
Interest Income									274,920
Other									34
Total Revenues	<u>1,699,605</u>	<u>1,759,091</u>	<u>1,820,659</u>	<u>1,884,382</u>	<u>1,950,335</u>	<u>2,018,597</u>	<u>2,089,248</u>	<u>2,162,372</u>	<u>40,160,431</u>
Reserves/Fund Balance:									
Community Housing Reserve									
Beginning Balance	3,205,154	3,375,115	3,551,024	3,733,090	3,921,528	4,116,562	4,318,422	4,527,347	775,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,982,146
Appropriations/Expenditures									(13,600)
Ending Balance	<u>3,375,115</u>	<u>3,551,024</u>	<u>3,733,090</u>	<u>3,921,528</u>	<u>4,116,562</u>	<u>4,318,422</u>	<u>4,527,347</u>	<u>4,743,584</u>	<u>4,743,584</u>
Historic Preservation Reserve									
Beginning Balance	2,055,521	2,225,482	2,401,391	2,583,457	2,771,895	2,966,929	3,168,789	3,377,714	320,038
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,974,646
Shovel Shop Hist Pres Debt Svc									(128,881)
Appropriations/Expenditures									(571,852)
Ending Balance	<u>2,225,482</u>	<u>2,401,391</u>	<u>2,583,457</u>	<u>2,771,895</u>	<u>2,966,929</u>	<u>3,168,789</u>	<u>3,377,714</u>	<u>3,593,951</u>	<u>3,593,951</u>
Open Space Reserve									
Beginning Balance	-	-	-	-	-	-	-	-	615,308
Additional Reserves	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	3,763,671
Dean St Debt									(1,719,320)
Debt Service on parcels A,B,C	(169,961)	(175,909)	(182,066)	(188,438)	(195,034)	(201,860)	(208,925)	(216,237)	(2,659,659)
Ending Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unreserved Fund Balance									
Beginning Balance	7,269,154	7,353,857	7,483,175	7,658,669	7,881,956	8,154,706	8,478,653	8,855,589	6,295,085
Revenues	1,699,605	1,759,091	1,820,659	1,884,382	1,950,335	2,018,597	2,089,248	2,162,372	40,163,326
Beacon Shovel Shop Loan									(4,500,000)
Beacon Loan Repayments									5,980,032
Beacon Hist Pres Rest Purchase									(3,000,000)
Adj for Hist Pres Reserves	-	-	-	-	-	-	-	-	128,881
Dean Street Debt Svc									(1,856,232)
Adj for Debt Applied to Open Sp									1,719,320
Debt Service on parcels A,B,C	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(1,190,000)	(595,000)	(23,800,000)
Adj for Debt Applied to Open Space	169,961	175,909	182,066	188,438	195,034	201,860	208,925	216,237	2,659,659
Admin Expenses (5% of Revenue)	(84,980)	(87,955)	(91,033)	(94,219)	(97,517)	(100,930)	(104,462)	(108,119)	(1,918,166)
Other Appropriations/Reserves	(509,883)	(527,727)	(546,198)	(565,314)	(585,102)	(605,580)	(626,775)	(648,711)	(11,989,537)
Ending Balance	<u>7,353,857</u>	<u>7,483,175</u>	<u>7,658,669</u>	<u>7,881,956</u>	<u>8,154,706</u>	<u>8,478,653</u>	<u>8,855,589</u>	<u>9,882,368</u>	<u>9,882,368</u>
Total Reserves/Fund Balance	<u>12,954,454</u>	<u>13,435,590</u>	<u>13,975,216</u>	<u>14,575,379</u>	<u>15,238,197</u>	<u>15,965,864</u>	<u>16,760,650</u>	<u>18,219,903</u>	<u>18,219,903</u>

**TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED DEBT SERVICE SCHEDULE**

Level Debt Service - Option 1

Total Principal = \$ 16,420,000

<u>Fiscal Yr</u>	<u>Dean St \$1.42 mil</u>	<u>Shovel Shop Preservation Rest \$3 mil</u>	<u>Parcel A \$3mil</u>	<u>Parcel B \$3.5mil</u>	<u>Parcel C \$5mil</u>	<u>Subtotal Parcels ABC</u>	<u>Total</u>
FY 2006						-	-
FY 2007	92,657					-	92,657
FY 2008	110,100					-	110,100
FY 2009	107,850					-	107,850
FY 2010	110,625					-	110,625
FY 2011	108,425					-	108,425
FY 2012	111,125	240,000				-	351,125
FY 2013	108,725	240,500				-	349,225
FY 2014	110,900	240,750				-	351,650
FY 2015	107,975	240,750	125,000	145,000	217,000	487,000	835,725
FY 2016	109,925	240,500	250,000	290,000	434,000	974,000	1,324,425
FY 2017	111,300	240,000	250,000	290,000	434,000	974,000	1,325,300
FY 2018	107,550	239,250	250,000	290,000	434,000	974,000	1,320,800
FY 2019	109,075	238,250	250,000	290,000	434,000	974,000	1,321,325
FY 2020	110,775	242,000	250,000	290,000	434,000	974,000	1,326,775
FY 2021	107,375	240,250	250,000	290,000	434,000	974,000	1,321,625
FY 2022	108,650	238,250	250,000	290,000	434,000	974,000	1,320,900
FY 2023	109,666	241,000	250,000	290,000	434,000	974,000	1,324,666
FY 2024	110,581	243,250	250,000	290,000	434,000	974,000	1,327,831
FY 2025	106,394	240,000	250,000	290,000	434,000	974,000	1,320,394
FY 2026	107,166	241,500	250,000	290,000	434,000	974,000	1,322,666
FY 2027		242,500	250,000	290,000	434,000	974,000	1,216,500
FY 2028		243,000	250,000	290,000	434,000	974,000	1,217,000
FY 2029		243,000	250,000	290,000	434,000	974,000	1,217,000
FY 2030		242,500	250,000	290,000	434,000	974,000	1,216,500
FY 2031		241,500	250,000	290,000	434,000	974,000	1,215,500
FY 2032			250,000	290,000	434,000	974,000	974,000
FY 2033			250,000	290,000	434,000	974,000	974,000
FY 2034			250,000	290,000	434,000	974,000	974,000
FY 2035			125,000	145,000	217,000	487,000	487,000
FY 2036						-	-
FY 2037						-	-
	<u>2,166,839</u>	<u>4,818,750</u>	<u>5,000,000</u>	<u>5,800,000</u>	<u>8,680,000</u>	<u>19,480,000</u>	<u>26,465,589</u>

**TOWN OF EASTON COMMUNITY PRESERVATION FUND
PROJECTED DEBT SERVICE SCHEDULE**

Level Debt Service - Option 1A

Total Principal = \$18,920,000

<u>Fiscal Yr</u>	<u>Dean St \$1.42 mil</u>	<u>Shovel Shop Preservation Rest \$3 mil</u>	<u>Parcel A \$3mil</u>	<u>Parcel B \$3.5mil</u>	<u>Parcel C \$7.5mil</u>	<u>Subtotal Parcels ABC</u>	<u>Total</u>
FY 2006						-	-
FY 2007	92,657					-	92,657
FY 2008	110,100					-	110,100
FY 2009	107,850					-	107,850
FY 2010	110,625					-	110,625
FY 2011	108,425					-	108,425
FY 2012	111,125	280,000				-	391,125
FY 2013	108,725	279,750				-	388,475
FY 2014	110,900	279,250				-	390,150
FY 2015	107,975	283,500	125,000	145,000	325,000	595,000	986,475
FY 2016	109,925	282,250	250,000	290,000	650,000	1,190,000	1,582,175
FY 2017	111,300	280,750	250,000	290,000	650,000	1,190,000	1,582,050
FY 2018	107,550	279,000	250,000	290,000	650,000	1,190,000	1,576,550
FY 2019	109,075	282,000	250,000	290,000	650,000	1,190,000	1,581,075
FY 2020	110,775	279,500	250,000	290,000	650,000	1,190,000	1,580,275
FY 2021	107,375	281,750	250,000	290,000	650,000	1,190,000	1,579,125
FY 2022	108,650	278,500	250,000	290,000	650,000	1,190,000	1,577,150
FY 2023	109,666	280,000	250,000	290,000	650,000	1,190,000	1,579,666
FY 2024	110,581	281,000	250,000	290,000	650,000	1,190,000	1,581,581
FY 2025	106,394	281,500	250,000	290,000	650,000	1,190,000	1,577,894
FY 2026	107,166	281,500	250,000	290,000	650,000	1,190,000	1,578,666
FY 2027		281,000	250,000	290,000	650,000	1,190,000	1,471,000
FY 2028		280,000	250,000	290,000	650,000	1,190,000	1,470,000
FY 2029		283,500	250,000	290,000	650,000	1,190,000	1,473,500
FY 2030		281,250	250,000	290,000	650,000	1,190,000	1,471,250
FY 2031		283,500	250,000	290,000	650,000	1,190,000	1,473,500
FY 2032			250,000	290,000	650,000	1,190,000	1,190,000
FY 2033			250,000	290,000	650,000	1,190,000	1,190,000
FY 2034			250,000	290,000	650,000	1,190,000	1,190,000
FY 2035			125,000	145,000	325,000	595,000	595,000
FY 2036						-	-
FY 2037						-	-
	<u>2,166,839</u>	<u>5,619,500</u>	<u>5,000,000</u>	<u>5,800,000</u>	<u>13,000,000</u>	<u>23,800,000</u>	<u>31,586,339</u>